

AUGUST 21, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1

ITEM OB-034

PURPOSE

To consider a reduction of minimum lot size for proposed lot #5, from 30,000 square-feet to 25,281 square-feet for TCP Investments, LLC for property located on the north side of Holland Road, south of Sunburst Drive, in Land Lot 340 of the 20th District.

(Continued by Staff from the July 17, 2018 hearing date)

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is zoned R-30 and does not have 30,000 square feet for lot #5. This lot is 25,281 square feet. This is the only lot in this five-lot subdivision that does not meet the lot size requirement for the zoning district. The proposal meets all other zoning criteria such as setbacks, road frontage and impervious surface.

STAFF COMMENTS

Stormwater Management: Subject to Plan Review. Hydrology study and stormwater management plan must be revised to reflect new layout.

Cobb DOT: 1) Recommend sidewalk, curb, and gutter along the frontage of Holland Road; 2) Recommend applicant verify that minimum intersection sight distance is available for Holland Road access and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement of 390’; and 3) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

ATTACHMENT

Other Business application.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 6-17-18
Cobb County Planning & Zoning Division

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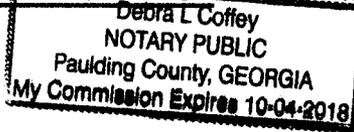
Applicant: TCP INVESTMENTS LLC Phone #: 770 231-7608
(applicant's name printed)

Address: P.O. Box 1390, Hiram, GA 30141 E-Mail: MARVIN.SPEAR@HOTMAIL.COM

MARVIN L. SPEAR Address: 4682 MARIANA WAY, ALWORTH, GA 30102
(representative's name, printed)

Marvin Spear Phone #: 770-231-7608 E-Mail: MARVIN.SPEAR@HOTMAIL.COM
(representative's signature)

Signed, sealed and delivered in presence of:



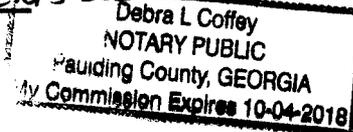
Debra L. Coffey My commission expires: 10.4.18
Notary Public

Titleholder(s): TCP INVESTMENT LLC Phone #: 770 231-7608
(property owner's name printed)

Address: P.O. Box 1390 Hiram, GA 30141 E-Mail: MARVIN.SPEAR@HOTMAIL.COM

Marvin Spear Agent for TCP INVESTMENTS LLC
(Property owner's signature)

Signed, sealed and delivered in presence of:



Debra L. Coffey My commission expires: 10.4.18
Notary Public

Commission District: BOB RUTHERFORD Zoning Case: _____

Size of property in acres: 3.335 Original Date of Hearing: _____

Location: HOLLAND Rd & Cook Road OFF DALLAS HWY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 340 District(s): 20th

State specifically the need or reason(s) for Other Business: Lot #5 DOES NOT MEET
CURRENT STANDARD FOR R-30 ZONING (Lot 5)

(List or attach additional information if needed)

